



City of El Paso – City Plan Commission Staff Report

Case No: PZDS14-00032
Application Type: Detailed Site Development Plan Review
CPC Hearing Date: December 18, 2014
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: 9275 North Loop Drive
Legal Description: A portion of Lot 1, Block 1, Le Barron Park Subdivision, City of El Paso, El Paso County, Texas
Acreage: 1.5376 acres
Rep District: 6
Existing Zoning: C-1/sc (Commercial/special contract)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: Special Contract, dated July 7, 1987, Ordinance No. 9084
Request: Detailed Site Development Plan Review per contract conditions, Ordinance No. 9084
Proposed Use: Business office/lodge

Property Owner: El Paso County Sheriff's Officers Association
Representative: Angel Ramos-Tamayo

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Single-family dwellings
South: C-1/sc (Commercial/special contract) / Bank
East: C-1/sc (Commercial/special contract) / Apartment Complex
West: R-4 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-3, Post-War (Mission Valley Planning Area)

NEAREST PARK: Lancaster Park (318 feet)

NEAREST SCHOOL: Lancaster Elementary (849 feet)

NEIGHBORHOOD ASSOCIATION

Mission Valley Civic Association

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, Notice of the El Paso City Code.

CASE HISTORY

On July 7, 1987, the subject property was rezoned from A-O (Apartment/Office) to C-1/c (Commercial/conditions) with the following conditions imposed by Ordinance No. 9084 (Attachment #4):

1. No building shall be located closer than forty feet (40') to any adjacent residential lot in Block 1C, LeBarron Park Subdivision.

Condition #1 has been satisfied as shown on detailed site development plan.

2. Prior to the issuance of any building permits, a detailed site development plan must be approved by the City Plan Commission and the Mayor and City Council.

Condition #2 will be satisfied by this detailed site development plan application.

3. Upon demand by the City, the property owner shall dedicate sixteen (16') feet of additional right-of-way for the widening of North Loop Drive.

Condition #3 has been satisfied.

4. If the property is developed for apartments, the density shall be restricted to 24.99 dwelling units per acre.

Condition #4 is not applicable as the proposed use is a new office/lodge.

5. All outside lighting fixtures must be shielded so that minimum glare extends to adjacent property lines, all in accordance with requirements of the Director of the Department of Traffic and Transportation.

Condition #5 has been satisfied.

6. The property shall not be used for a bar or for on-premises consumption of alcoholic beverages except in conjunction with a restaurant, nor as an adult book store, adult motion picture theatre, nude live entertainment club or amusement game complex.

Condition #6 is not applicable as the proposed use is a new office/lodge.

APPLICATION DESCRIPTION

The request is for detailed site development plan review as required by Ordinance No. 9084, dated July 7, 1987. The conditions were subsequently released on March 12, 1991, but only for a 0.505 acre portion of the property that was dedicated to the City for the widening of North Loop Drive (see Attachment 4). The conditions remain for the subject property. The detailed site development plan shows a new 6,977 sq. ft. one-story business office and lodge building, 25.8 feet in height. The office and lodge are permitted uses in C-1 (Commercial). The development requires a minimum of 21 parking spaces and the applicant is providing 38 parking spaces and 3 bicycle spaces. Access to the subject property is proposed from North Loop Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan, and complies with the Plan El Paso land use designation G-3, Post-War in the Mission Valley Planning Area.

ANALYSIS

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

Note: Detailed Site Development Plan review is required due to a condition imposed on the subject property.

20.04.150 Procedure.

C. Administrative approval. Detailed site development plans meeting the following conditions shall be reviewed and approved by the zoning administrator:

1. The site is two acres or less in size, and
2. The site plan contains no more than two buildings, and

3. The site plan complies with any zoning conditions and all city code provisions, to include the tables for uses and density and dimensional standards and;
4. The city's department of transportation has no concerns with access or restriction of access to the site; and,
5. The site plan complies with staff recommendations concerning the location of stormwater drainage structures and easements to include onsite ponding areas; the location and arrangement of structures, vehicular and pedestrian ways; open spaces and landscape planted areas. Staff recommendations shall not require that the site plan have landscaping in excess of what is required under the city code or any zoning condition.

If the zoning administrator does not approve an applicant's detailed sited development plan, the applicant may appeal the decision to the city plan commission. The applicant must file the appeal with the zoning administrator within fifteen business days from the date of the zoning administrator's decision. The zoning administrator shall place the appeal on the city plan commission agenda to be heard by the commission within thirty business days from the date the appeal was received. The zoning administrator shall include the detailed site plan, the appeal, and a summary of the zoning administrator's reasons for disapproving the detailed site plan.

Note: the detailed site development plan review is not eligible for administrative approval, due to a condition imposed on the subject property which requires review by City Plan Commission and City Council.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
 2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
 3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and stormwater drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
 4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
 5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan, and it meets all requirements of 20.04.150, Detailed Site Development Plan, and is recommending approval.

Plan El Paso- Future Land Use Map Designation

All applications for detailed site plan review shall demonstrate compliance with the following criteria:

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the C-1 (Commercial) district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation

Traffic Impact Analysis (TIA) is not required.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Texas Department of Transportation

TXDOT has approved the grading and drainage plan and the access as shown on detailed site plan.

Planning and Inspections Department – Plan Review

Upon submittal for building permits construction documents will need to conform to the applicable building codes, ADA requirements and local municipal ordinance.

Planning and Inspections Department – Landscaping Division

As submitted plans conform to landscape requirements.

Planning and Inspections Department – Land Development

No objections.

Fire Department

EPFD recommends approval.

El Paso Water Utilities

EPWU does not object to this request.

North Loop Dr. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within North Loop Dr. right-of-way requires written permission from TxDOT.

Water:

There is an existing 12-inch diameter water main extending along North Loop Dr. located approximately 8 feet north of the street northern curb. This main is available for service.

Previous water pressure tests from fire hydrant # 10040 located approximately 90 feet west of the property have yielded a static pressure of 108 (psi) pounds per square inch, a residual pressure of 100 (psi) pounds per square inch, and a discharge of 11186 (gpm) gallons per minute.

The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 18-inch diameter sanitary sewer main extending along North Loop Dr. and then south on Brandywine Rd. The main is located approximately 15-ft north of the southern right-of-way boundary line. This main is available for service.

General:

EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application.

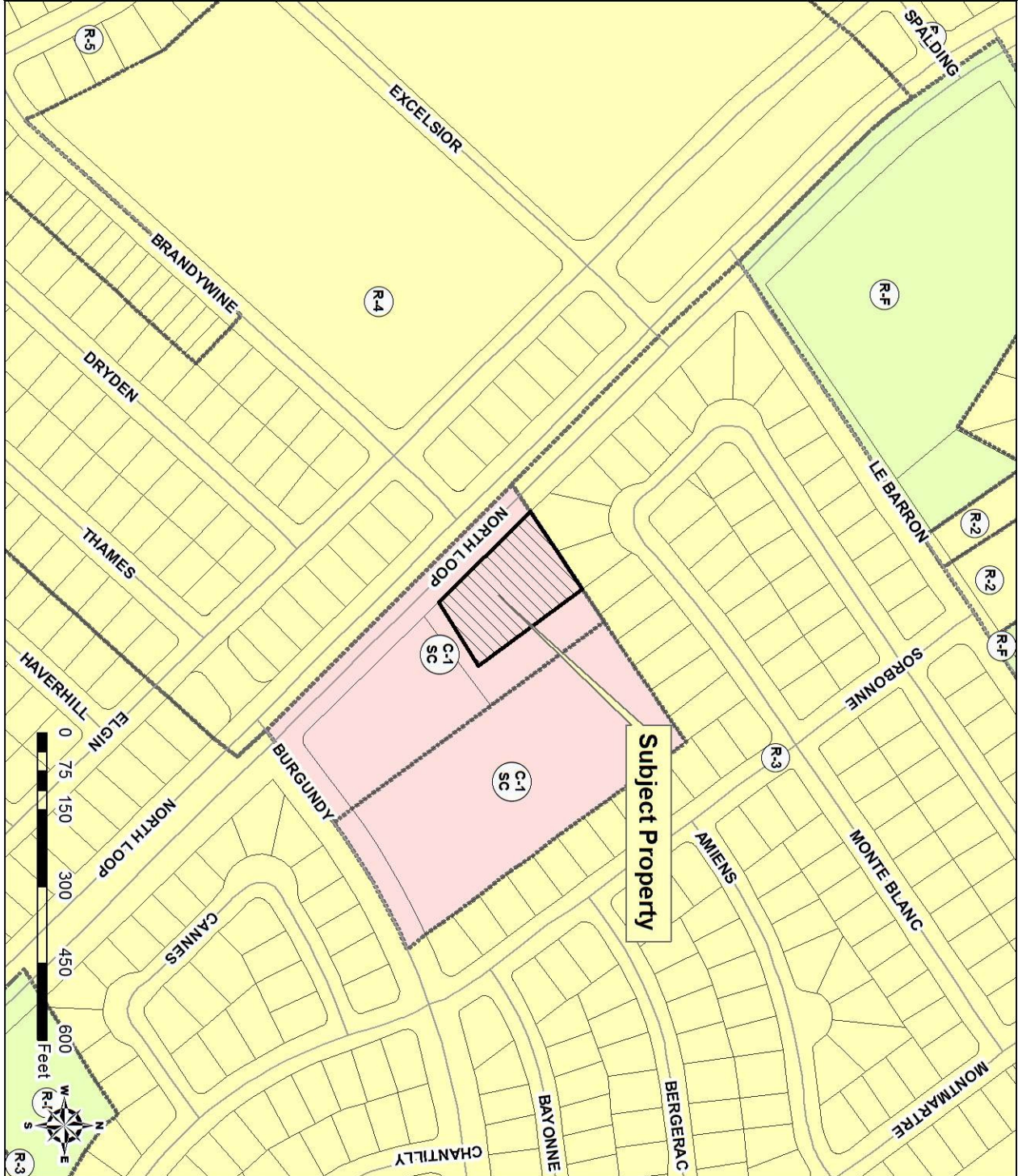
Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Ordinance No. 9084, special contract, and partial release

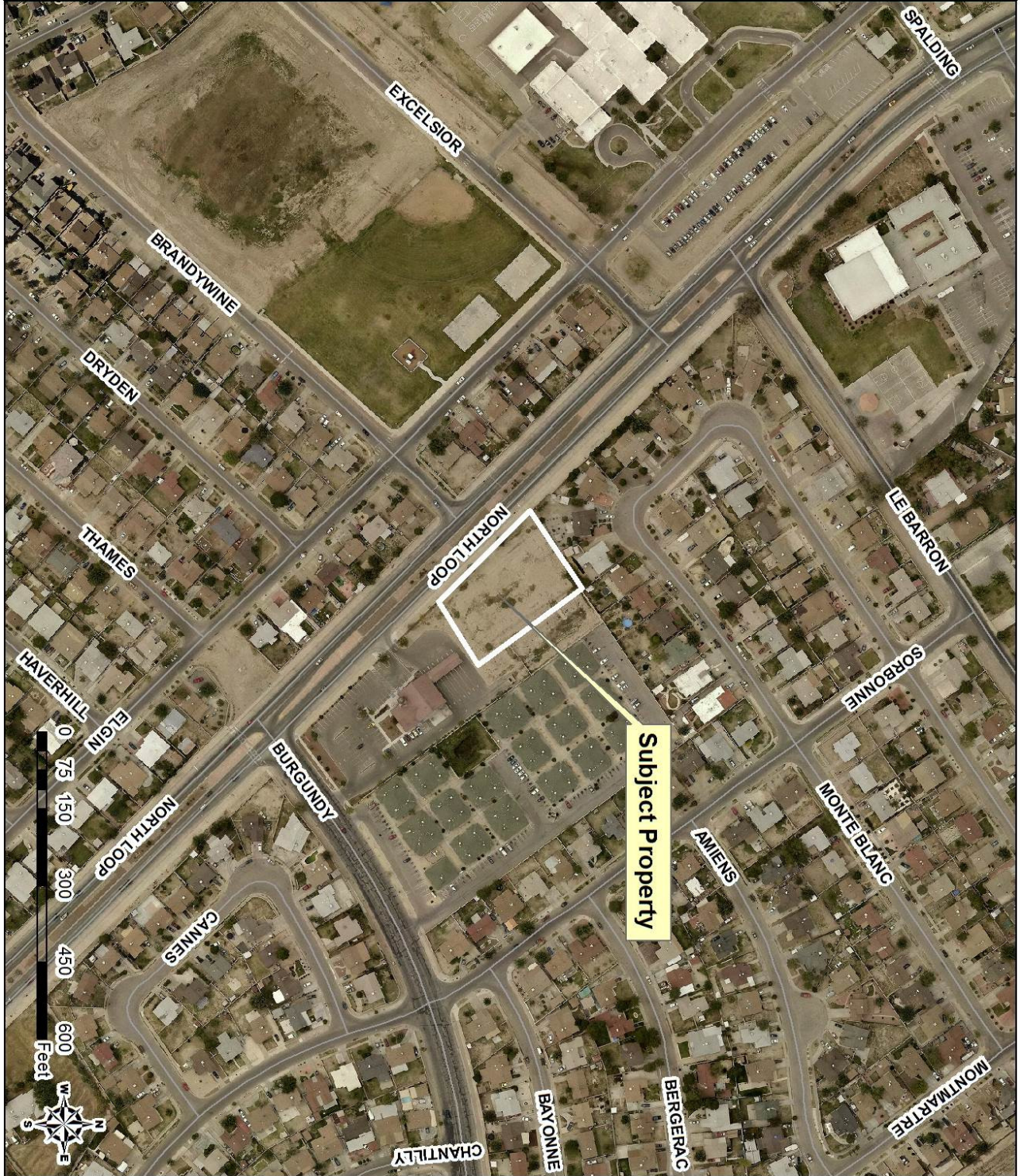
ATTACHMENT 1: ZONING MAP

PZDS14-00032



ATTACHMENT 2: AERIAL MAP

PZDS14-00032



LANDSCAPE CALCULATIONS

LOT AREA: 10,000 SQ. FT.
 TOTAL PLANTING: 100 PLANTS
 PLANTING SPECIFICATIONS:
 1. 100 PLANTS
 2. 100 PLANTS
 3. 100 PLANTS
 4. 100 PLANTS
 5. 100 PLANTS
 6. 100 PLANTS
 7. 100 PLANTS
 8. 100 PLANTS
 9. 100 PLANTS
 10. 100 PLANTS

PROJECT DATA

OWNER:	EL PASO COUNTY SHERIFF'S OFFICE
DESIGNER:	EL PASO COUNTY SHERIFF'S OFFICE
DATE:	10/10/00
PROJECT NAME:	EL PASO COUNTY SHERIFF'S OFFICE BUILDING
PROJECT ADDRESS:	1000 N. LOOP WEST, EL PASO, TEXAS 79901
PROJECT PHONE:	(915) 532-1234
PROJECT FAX:	(915) 532-1234
PROJECT E-MAIL:	ELPASO@ELPASO.COUNTY.TX
PROJECT WEBSITE:	WWW.ELPASO.COUNTY.TX
PROJECT DESCRIPTION:	EL PASO COUNTY SHERIFF'S OFFICE BUILDING
PROJECT TYPE:	OFFICE BUILDING
PROJECT STATUS:	UNDER CONSTRUCTION
PROJECT BUDGET:	\$1,000,000
PROJECT SCHEDULE:	10/10/00 - 10/10/01
PROJECT CONTACT:	EL PASO COUNTY SHERIFF'S OFFICE
PROJECT ADDRESS:	1000 N. LOOP WEST, EL PASO, TEXAS 79901
PROJECT PHONE:	(915) 532-1234
PROJECT FAX:	(915) 532-1234
PROJECT E-MAIL:	ELPASO@ELPASO.COUNTY.TX
PROJECT WEBSITE:	WWW.ELPASO.COUNTY.TX

ATTACHMENT 4: ORDINANCE NO. 9084, SPECIAL CONTRACT, AND PARTIAL RELEASE

STATE OF TEXAS)
)
COUNTY OF EL PASO)

PARTIAL RELEASE

This Partial Release of Contract is executed this 12th day
of March, 1991, by the CITY OF EL PASO, witness:

WHEREAS, by Contract dated July 7, 1987, recorded in Volume
1826, Page 59, Real Property Records of El Paso County, Texas, a
copy of which is attached hereto, marked Exhibit "A" and made a
part hereof by reference, VALLEY DEVELOPMENT CORPORATION, First
Party, LEBARRON JOINT VENTURE, Second Party; and the CITY OF EL
PASO, entered into a contract in connection with the rezoning of
Lot 1, Block 1, Le Barron Park Subdivision, Ysleta Grant, City of
El Paso, El Paso County, Texas, which placed certain restrictions,
conditions and covenants on such property; and

WHEREAS, the City of El Paso now desires to release a parcel
of the property described in the above-referenced contract from the
contract conditions because the parcel is being acquired for the
widening of North Loop Road;

NOW, THEREFORE, the City of El Paso hereby releases the
following described parcel from the restrictions, conditions and
covenants contained in the above-referenced contract, which is
attached hereto as Exhibit "A":

Parcel No. 203: a 0.505 acre parcel of land, more or
less, out of Lot 1, Block 1, Le Barron Park Subdivision,
Ysleta Grant, City of El Paso, El Paso County, Texas,
being more particularly described by metes and bounds in
Attachment 1, which is attached hereto and made a part
hereof for all purposes.

It is expressly agreed and understood that this is a Partial
Release and the same shall in no wise release, affect or impair the

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July 7, 1987 contract against any other property which is described in Exhibit "A".

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

THE CITY OF EL PASO

S. Azar
Mayor

ATTEST:

Carrie Guter
City Clerk

APPROVED AS TO FORM:

Amber Cullen-Ganey
Assistant City Attorney

APPROVED AS TO CONTENT:

Joe E. Davis
Department of Planning, Research
and Development

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 25th day of March, 1991, by SUZANNE S. AZAR, as Mayor of the City of El Paso.



Kathryn A. Murphy
Notary Public, State of Texas
Notary's Name Printed:
Notary's Commission Expires:

TCG3/VALLDEV2.REL

County: El Paso
 Highway: F.M. Highway 76 (North Loop Drive)
 Limits: From Delta Drive
 To F.M. Highway 1281 (Horizon Boulevard)
 Control: 674-1-33
 Project: CSJ 674-01-32, 33, 36 and 37
 Account:

Prepared By	<i>[Signature]</i>
Date	6-30-89
Checked By	WHO
Date	07-05-89
ROW File Copy	

FIELD NOTES

PARCEL 203

Being 0.505 of an acre of land, more or less, out of and a part of Lot 1, Block 1, Le Barron Park Subdivision, Ysleta Grant, City of El Paso, El Paso County, Texas, said 0.505 of an acre of land, being more particularly described by metes and bounds as follows:

COMMENCING at an existing city monument located at the centerline of Burgundy Drive of the Le Barron Park Subdivision; thence, along said Burgundy Drive centerline, South 50°30'00" West, a distance of 124.38 feet to a point of deflection; thence, across half of the 90 feet right-of-way of Burgundy Drive, North 47°49'00" West, a distance of 45.48 feet to the TRUE POINT OF BEGINNING;

- (1) THENCE, along the easterly boundary line of this tract of land (Parcel 203), South 50°30'00" West, a distance of 35.37 feet to a point in the original existing right-of-way line of F.M. 76;
- (2) THENCE, along said original existing right-of-way line of F.M. 76, North 47°49'00" West, a distance of 629.56 feet to a point for corner;
- (3) THENCE, along the westerly boundary line of this tract of land (Parcel 203), North 53°00'00" East, a distance of 35.63 feet to a point in the northerly proposed right-of-way line of F.M. 76;
- (4) THENCE, along said northerly proposed right-of-way line of F.M. 76, South 47°49'00" East, a distance of 627.99 feet to the TRUE POINT OF BEGINNING, containing an area of 0.505 of an acre of land, more or less.

009084

AN ORDINANCE CHANGING THE ZONING OF
ALL OF LOT 1, BLOCK 1, LEBARRON PARK SUBDIVISION,
THE PENALTY BEING AS PROVIDED IN
SECTION 20.68.010 OF THE EL PASO CITY CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of all of Lot 1, Block 1, Lebarron Park Subdivision, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from A-O (Apartment/Office) to C-1 (Commercial) within the meaning of the zoning ordinance, subject to a special contract placing certain restrictions, conditions and covenants on the property, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 7th day of July, 1987.

ATTEST:

Marie N. Alvarado
City Clerk

Mayor

PRO-200

APPROVED AS TO FORM:

John R. Bal
Assistant City Attorney

I CERTIFY THAT THE FOLLOWING ZONING MAPS

WERE REVISIONED: L.O.

8-11-87 COUNTER
8-11-87 ORIGINAL
8-11-87 CONTROL
8-11-87 CONTROL

APPROVED AS TO CONTENT:

Paul Gonzalez
Department of Planning,
Research and Development

ZNG2:5278.87

I certify that the zoning map has been revised to

reflect an amendment of ordinance # 9084

Paul Gonzalez Date 8-11-87

Contract 7-7-87

009084
9087



THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

CONTRACT

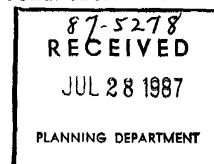
THIS CONTRACT made this 7th day of July,
1987, by and between VALLEY DEVELOPMENT CORPORATION, First Party,
LEBARRON JOINT VENTURE, Second Party, and the CITY OF EL PASO,
Third Party, witnesseth:

Application has been made to the City of El Paso for the
rezoning of all of Lot 1, Block 1, LeBarron Park Subdivision,
City and County of El Paso, Texas, which is more particularly
described by metes and bounds in the attached Exhibit "A" which
is made a part hereof by reference. To remove certain objections
to such rezoning, First Party covenants that if the property is
rezoned from A-O (Apartment/Office) to C-1 (Commercial) within
the meaning of the zoning ordinance of the City of El Paso, it
shall be subject to the following restrictions, conditions and
covenants:

1. No building shall be located closer than
forty feet (40') to any adjacent residential
lot in Block 1C, LeBarron Park Subdivision.
2. Prior to the issuance of any building
permits, a detailed site plan must be
approved by the City Plan Commission and the
Mayor and City Council.
3. Upon demand by the City, the property owner
shall dedicate sixteen (16') feet of
additional right-of-way for the widening of
North Loop Drive.
4. If the property is developed for apartments,
the density shall be restricted to 24.89
dwelling units per acre.
5. All outside lighting fixtures must be
shielded so that minimum glare extends to
adjacent property lines, all in accordance
with requirements of the Director of the
Department of Traffic and Transportation.
6. The property shall not be used for a bar or
for on-premises consumption of alcoholic
beverages except in conjunction with a
restaurant, nor as an adult book store, adult
motion picture theatre, nude live
entertainment club or amusement game complex.

This agreement is a restriction, condition and covenant

Ord. # 9084 (7-7-87)



running with the land and a charge and servitude thereon, and shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity or necessitating the amendment of the ordinance passed by the City Council embodying this change of zoning and subject to this contract.

Second party is the owner and holder of a recorded lien on the property and consents to this contract.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

FIRST PARTY:
VALLEY DEVELOPMENT CORPORATION

By *OTCout*
Title *VP*

ATTEST:

John C. Soled
Secretary

SECOND PARTY:
LEBARRON JOINT VENTURE

By *OTCout*
Title *Partner*

ATTEST:

John C. Soled
Secretary

THIRD PARTY:
THE CITY OF EL PASO

By *[Signature]*
Mayor PRO-TEM

SIGNATURES CONTINUED ON NEXT PAGE

87-5278

ATTEST:

Kevin P. Reynolds
City Clerk

APPROVED AS TO FORM:

John B. Lee
Assistant City Attorney

APPROVED AS TO CONTENT:

Ray L. Hildner
Department of Planning,
Research and Development

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 14th
day of July, 1987, by O. A. Crout
as VICE - PRESIDENT on behalf of VALLEY DEVELOPMENT
CORPORATION.

Betty Woodard
Notary Public, State of Texas

My Commission Expires:

BETTY WOODARD
Notary Public, State of Texas
My Commission Expires April 29, 1989

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 1st
day of July, 1987, by O. A. Crout
as PARTNER on behalf of LEBARRON JOINT VENTURE.

Betty Woodard
Notary Public, State of Texas

My Commission Expires:

BETTY WOODARD
Notary Public, State of Texas
My Commission Expires April 29, 1989

THE STATE OF TEXAS)
COUNTY OF EL PASO)

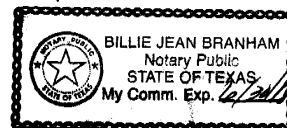
This instrument was acknowledged before me on this 23rd
day of July, 1987, by Ed Elsay as
Mayor of THE CITY OF EL PASO.

Billie Jean Branham
Notary Public, State of Texas

My Commission Expires:

6/30/88

ZNG2:5278.87



Property Description: All of Lot 1, Block 1, Le Barron Park Subdivision, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is all of Lot 1, Block 1, Le Barron Park Subdivision, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a county monument lying at the intersection of the monument lines of Le Barron Road and North Loop Road; Thence, North $87^{\circ} 21' 00''$ East, a distance of 35.45 feet; Thence, North $47^{\circ} 49' 00''$ West, a distance of 600.00 feet; Thence, North $53^{\circ} 00' 00''$ East, a distance of 35.63 feet to a point lying on the common boundary line between Lot 1, Block 1, Le Barron Park Subdivision and Block 1C, Le Barron Park Replat C, said point being the TRUE POINT OF BEGINNING of this description;

THENCE, North $53^{\circ} 00' 00''$ East, along said boundary line, a distance of 544.38 feet;

THENCE, South $39^{\circ} 35' 00''$ East, continuing along said boundary line, a distance of 628.49 feet to a point for a curve lying on the northerly right-of-way line of Burgundy Drive;

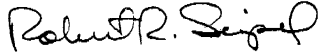
THENCE, 299.86 feet along said right-of-way line and along the arc of a curve to the left having a radius of 1450.36 feet, a central angle of $11^{\circ} 50' 45''$ and a chord which bears South $56^{\circ} 25' 22''$ West, a distance of 299.33 feet;

THENCE, South $50^{\circ} 30' 00''$ West, continuing along said right-of-way line, a distance of 156.22 feet to a point lying on the easterly right-of-way line of North Loop Road;

THENCE, North $47^{\circ} 49' 00''$ West, along said right-of-way line, a distance of 627.95 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 7.03782 acres (306,567.39 sq. ft.) of land more or less.

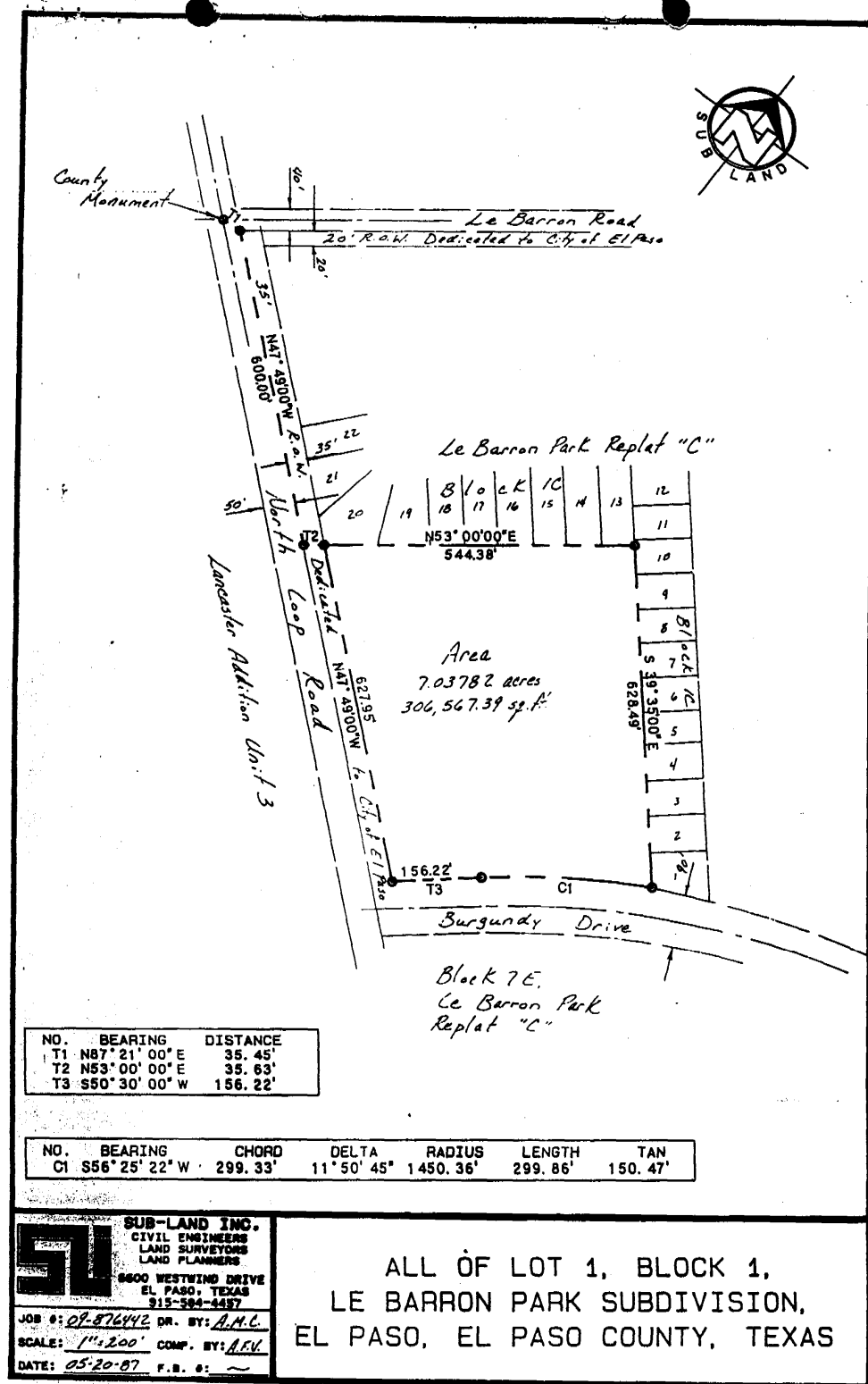
SUB-LAND, INC.
Consulting Engineers -- Land Surveyors


Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

May 21, 1987
Job Number 09-87-6442
5146A

EXHIBIT "A"

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PAGE 2 OF 2 PAGES

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign a contract between VALLEY DEVELOPMENT CORPORATION (First Party), LEBARRON JOINT VENTURE (Second Party), and THE CITY OF EL PASO (Third Party), placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 9084, more particularly described as all of Lot 1, Block 1, LeBarron Park Subdivision.

ADOPTED this 17th day of July, 1987.

ATTEST:

Kevin N. Alvarado
City Clerk acting

Mayor Pro Tem

APPROVED AS TO FORM:

John Paul
Assistant City Attorney

ZNG2:5278.87

